GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Hyderabad Metropolitan Development Authority – Change of land use from Conservation Use to Residential Use Sy.Nos.319, 320 & 321 situated at Kasal (V), Hathnoor Mandal & Sanga Reddy Dist., to an extent of Ac. 19-09.75gts – Confirmation of Draft Variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 44 **Dated: 04-02-2026**

Read the following:-

1. From Metropolitan Commissioner, HMDA, Lr.No.046373/SKP/CLU/ U6/HMDA/17062021, Dated: .10.2023.
2. Minutes of CLU Committee meeting held on 04.10.2023.
3. Govt., Memo.No.14463/Plg.I(1)/2023, Dated. 07.10.2023.
4. From Metropolitan Commissioner, HMDA, Lr.No.046373/SKP/ CLU/ U6/HMDA/17062021, Dated: .08.2024.
5. Govt. Letter No.14463/Plg.I(1)/2023, Dated:09.11.2024
6. From Metropolitan Commissioner, HMDA, Lr.No.046373/SKP/ CLU/ U6/ HMDA/17062021, Dt.17.03.2025.
7. Govt. Letter No.14463/Plg.I(1)/2023, Dated:23.05.2025.
8. From Metropolitan Commissioner, HMDA, Lr.No.046373/SKP/ CLU/ U6/HMDA/17062021, Dt.19.12.2025.

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan MDP-2031 approved by the Government vide G.O.Ms.No.33 MA &UD dt:24.01.2013, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No 216, Dated: 06.11.2023. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that applicant have remitted Conversion / Change of Land Use Charges of Rs.1,20,79,668/- (Rupees One Crore Twenty Lakhs Seventy Nine Thousand Six Hundred and Sixty Eight Only) i.e., Rs.1,16,80,668/- paid vide Challan No.1293, Dt:10.11.2025 and Rs.3,99,000/- vide Challan No.1291, dated:07.11.2025. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 approved by the Government vide G.O.Ms.No.33 MA &UD dt:24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy. Nos. 319, 320 & 321 situated at Kasal (V), Hathnoor Mandal & Sanga Reddy Dist., to an extent of Ac 19-09.75, (excluding the area falling in FTL/ Buffer) which is presently earmarked as Conservation use as per the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33, MA&UD, dt. 24.01.2013, is now designated as Residential use, based on the NOCs issued by the Irrigation/Revenue Department., **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.

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2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
6. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
9. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
10. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
11. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07-04- 2012
12. To demolish the existing old sheds and old building before undertaking any development on the site under reference.

Schedule of boundaries are as follows:

East : BT road.
South : Neighbours Land.
West : Kutchha road.
North : Neighbours Land.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Sanga Reddy District.
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER